

# \$559,900 - 334 Cranford Park Se, Calgary

MLS® #A2226458

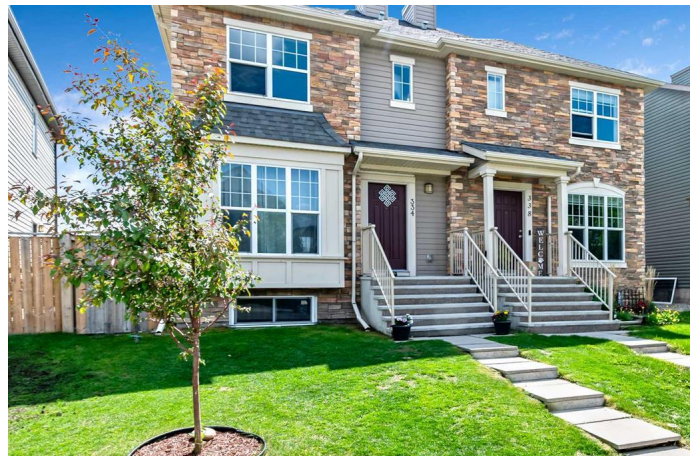
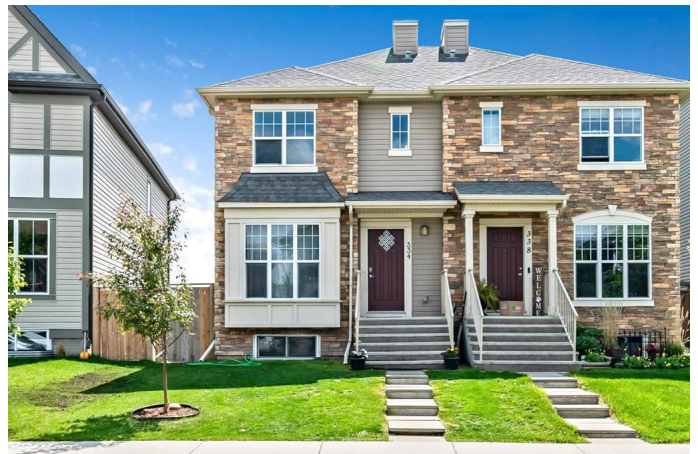
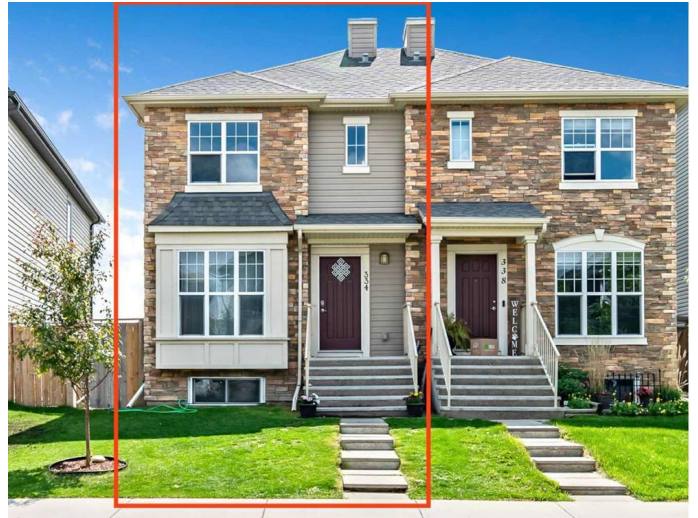
**\$559,900**

4 Bedroom, 4.00 Bathroom, 1,429 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

OPEN HOUSE: July 4th, Friday from 5:00 pm - 7:00 pm and July 6th, Sunday from 1:00 - 4:00 pm. PRICE ADJUSTMENT on this fully developed duplex! Seize this incredible opportunity to own a stunning duplex in the welcoming community of Cranston! NO CONDO FEES! This home offers 4 spacious bedrooms (including the 2 bedrooms in the basement), 3.5 baths, with dual master suite and walk-in closets and also features a SIDE ENTRANCE. Step inside to discover an open and efficient floor plan, extending seamlessly across the main level. The space is designed for comfort and functionality, featuring wide-plank laminate flooring, a large kitchen island with ample cabinet space, a dedicated dining area, and a corner pantry. Upstairs, enjoy double primary suites with generous walk-in closets, complemented by a versatile bonus room. The basement is fully developed, offering two additional large bedrooms—one with a walk-in closet—a family room, and a shared 3-piece bathroom. Outside, relax in the south-facing backyard under a portable gazebo, perfect for unwinding in the sunshine. The parking pad accommodates four vehicles and offers plenty of space to build a double detached garage in the future. Conveniently located within walking distance to bus stops, schools, parks, and scenic bike paths, this home truly has it all! With easy access to Deerfoot Trail and Stoney Trail, commuting is a breeze. Don't miss out—schedule your showing today and make this move-in ready



home yours!

Built in 2014

### Essential Information

MLS® #	A2226458
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,429
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	334 Cranford Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C5

### Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	4
Parking	Carport

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Gazebo, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	52
Zoning	R-2M
HOA Fees	189
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.